

Council reference: EN17/0178

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY THE  
PLANNING AND COMPENSATION ACT 1991)**

**ENFORCEMENT NOTICE**

**ISSUED BY: THE LONDON BOROUGH OF CAMDEN**

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control, under Section 171 A (1) (a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Explanatory Note at the end of the Notice and the enclosures to which it refers contain important additional information.
  
2. **THE LAND TO WHICH THE NOTICE RELATES**  
  
**Land at: 223 Royal College Street/ Flank wall of railway station, London NW1 9LT** as shown outlined in black on the attached plan ("the Property").
  
3. **THE BREACH OF PLANNING CONTROL ALLEGED**  
  
**Without planning permission:** Without Planning Permission: Air handling pipes (x2) and chiller units (x4) installed, with associated openings, brackets and cabling.
  
4. **REASONS FOR ISSUING THIS NOTICE:**
  - 1 It appears to the Council that the above breach of planning control has occurred within the last 4 years.
  - 2 The works that have been carried out, by reason of their design, materials and appearance form a discordant and incongruous alteration that causes harm to the appearance and character and special historic character and of the listed building and the Jeffreys Street Conservation Area. As such, the works are contrary to Policy D1 (Design) and D2 (Heritage) of the Draft Camden Local Plan.

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- 3 The equipment that has been installed, by reason of the resultant noise, vibration, fumes and pollution is harmful to the amenity of neighbouring residential properties; the unauthorised works are therefore contrary to policy A1 (Amenity) of the Camden Local Plan 2017.

The Council do not consider that planning permission should be given because planning conditions could not overcome these problems.

5. **WHAT YOU ARE REQUIRED TO DO**

Within a period of **three months** of the Notice taking effect:

1. Completely remove the air handling pipes and chiller units from the flank wall;
2. Completely remove the brackets and cabling from the flank wall;
3. Reinststate the brick flank wall by closing the unauthorised openings with bricks to match the nearby areas of wall in terms of colour, texture, bond and mortar;
4. Make good the flank wall following the completion of the above works.

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **22<sup>nd</sup> February 2018** unless an appeal is made against it beforehand.

DATED: 11<sup>th</sup> January 2018    Signed:



**Head of Service, Supporting Communities, Regeneration and  
Planning on behalf of the London Borough of Camden, Town Hall,  
Judd Street, London WC1H 8JE**

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**Note Pursuant to Regulation 5 of the Town and Country (Enforcement Notices and Appeals) (England) Regulations 2002**

If you appeal against the notice on Ground (a) "That planning permission should be granted for what is alleged in the enforcement notice, or that the condition which is alleged not to have been complied with should be discharged" there is a fee payable under Regulation 10 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012/No.2920 for the deemed application for the planning permission for the development alleged to be in breach of planning control in the enforcement notice.

The fee is payable twice to the "London Borough of Camden", as the Local Planning Authority.

If you wish to appeal under Ground (a), the fee payable to the "London Borough of Camden" should accompany the copy of the appeal form sent to the Council at the following address:

Appeals and Enforcement  
Supporting Communities  
Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

The fee is £172.00

**The TOTAL FEE payable is £344 (i.e. £172 x 2)**

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ANNEX  
**YOUR RIGHT OF APPEAL**

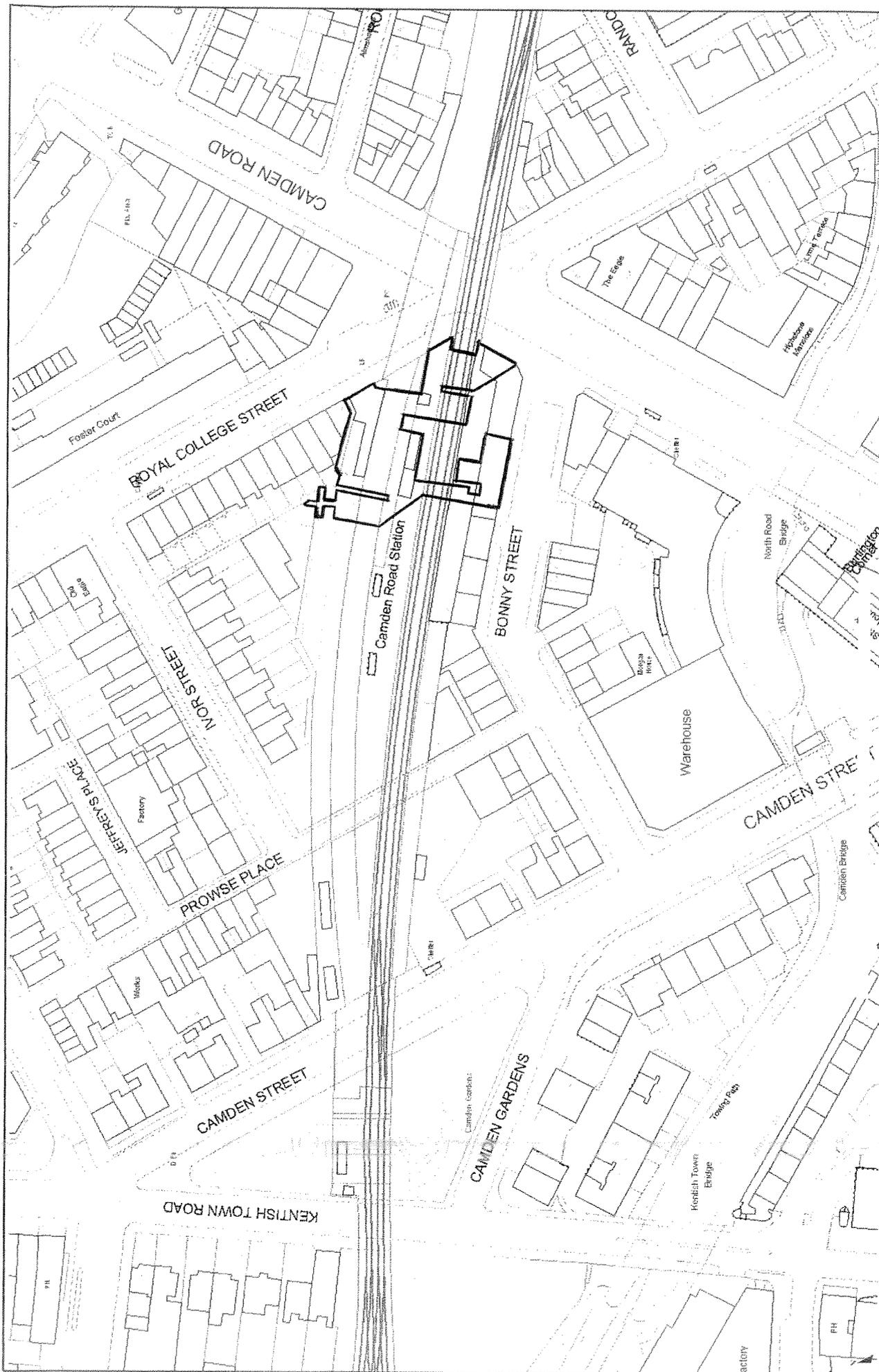
You can appeal against this notice, but any appeal must be received or posted in time to be received by the Secretary of State before **Thursday 22<sup>nd</sup> February 2018**

- (a) Send a copy of your appeal to the Secretary of State if you decide to appeal, together with a copy of this enforcement notice.
- (b) Send a second copy of the appeal form and notice to the Council at:

Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

**WHAT HAPPENS IF YOU DO NOT APPEAL**

If you do not appeal against this enforcement notice, it will take effect on **Thursday 22<sup>nd</sup> of February 2018**, and you must then ensure that the required steps for complying with it, for which you may held responsible, are taken within the period specified in the notice. Failure to comply with an enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council.



Scale 1/1250  
 Centre = 529089 E 184194 N  
 Date 9/11/2017

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 Camden

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